



RANDOLPH APARTMENTS

CAMDEN NW1



PICTURESQUE PARKS. VIBRANT MARKETS. LUXURIOUS LIVING.



Moments from the world famous Camden Lock and Regent's Park, Randolph Apartments' superbly finished collection of 27 one bed, manhattan and studio apartments puts you at the heart of this vibrant and highly desirable area, with the rest of London at your fingertips.



A PRIME ZONE
TWO LOCATION,
WITH THE WEST
END & THE CITY
JUST MINUTES
FROM YOUR
FRONT DOOR



WORK OR PLAY YOU'RE PERFECTLY LOCATED



The City - 14 mins (Bank)



Southbank - 12mins (Waterloo)

With Camden Road overground station and Camden Town underground station (Northern Line) just one and four minutes’ walk from your front door respectively, you’re superbly connected to the rest of the capital. The close proximity of St Pancras’ Eurostar services also puts all of Europe within easy reach.

The restaurants, theatres and shops of the West End, and trendy Old Street and Dalston, are just ten minutes away. The financial institutions of The City are less than 15 minutes’ commute. A host of London’s finest universities are also readily accessible. In short, for work, pleasure or study, you couldn’t be better located.

From Camden Town (Underground)

4 MIN

From Camden Road (Overground)

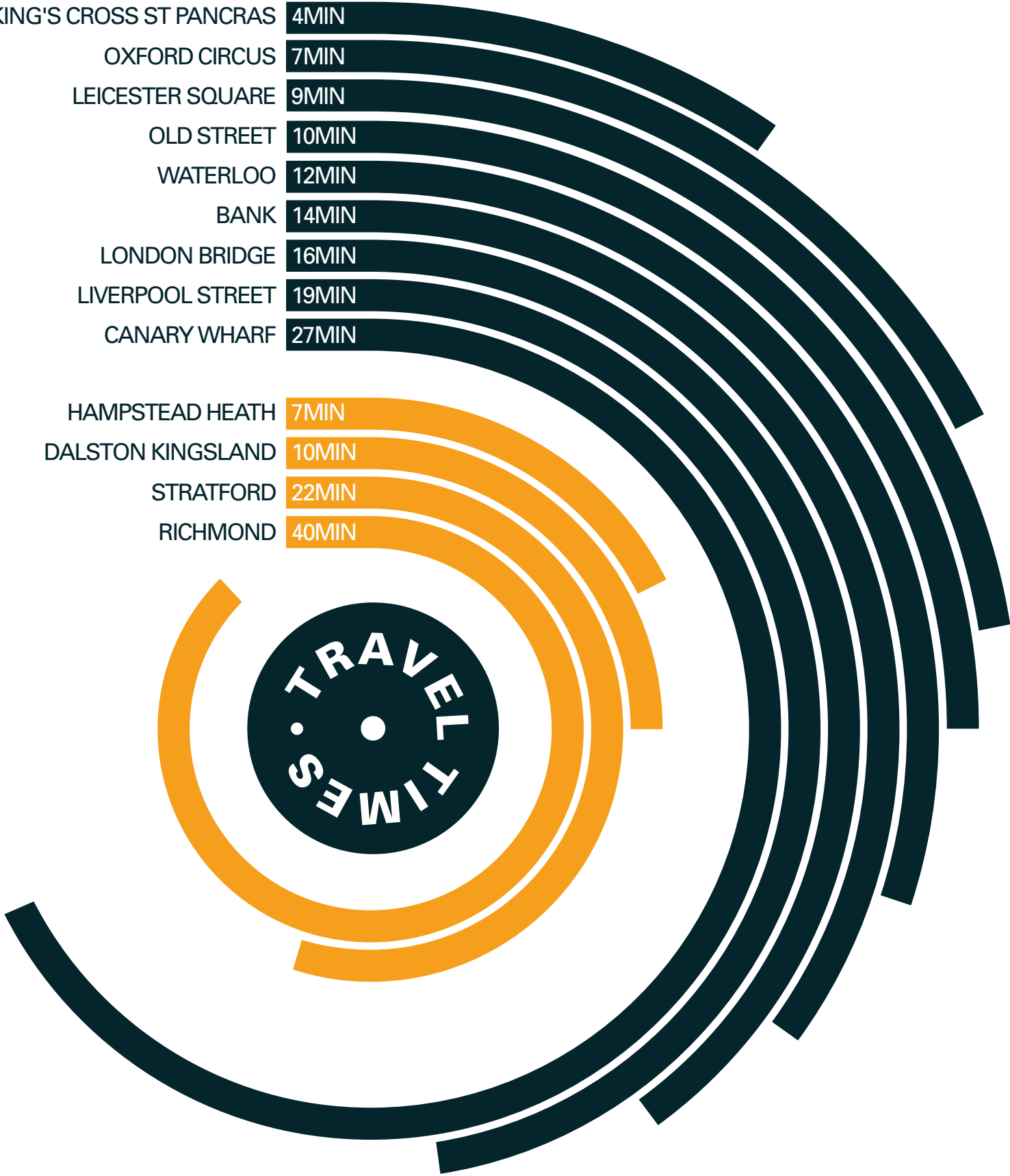
1 MIN

KING'S CROSS ST PANCRAS	4MIN
OXFORD CIRCUS	7MIN
LEICESTER SQUARE	9MIN
OLD STREET	10MIN
WATERLOO	12MIN
BANK	14MIN
LONDON BRIDGE	16MIN
LIVERPOOL STREET	19MIN
CANARY WHARF	27MIN

HAMPSTEAD HEATH	7MIN
DALSTON KINGSLAND	10MIN
STRATFORD	22MIN
RICHMOND	40MIN

Airports

London City	39MIN
Heathrow	44MIN
Gatwick	51MIN
Luton	57MIN



Travel time sources: walkit.com & journeyplanner.tfl.gov.uk

LOCKSIDE LIFE HAS NEVER BEEN BETTER

Camden is without question one of London’s most exciting areas to live and work. The epicentre of all that makes it so desirable is the picturesque Camden Lock. A reminder of when London’s waterways were key to the capital’s transport infrastructure, today the Lock is packed with waterside restaurants and cafes. It also marks the start of the markets that make Camden so famous.

Attracting some 100,000 visitors each weekend, the various markets’ eclectic array of independent retailers offer something for everyone – from new and vintage fashions to music, art and jewellery. A veritable world-tour of gastronomic delights are also available.

The culinary highlight of the markets, and Camden in general, however has to be Gilgamesh. Set at the entrance to the Stables Market, Gilgamesh has been a critically acclaimed stalwart of the London restaurant scene for years and its décor is every bit as dazzling as its Pan-Asian cuisine.

Made at the Roundhouse also comes highly recommended. As do Market’s modern British creations, Made in Brasil’s taste of Latin American and Q Grill’s authentic smokehouse creations. Camden’s culinary offering can rival anything the rest of London can plate up.



Houseboats passing through the Camden Lock



Camden Lock Market



The Roundhouse



Gilgamesh Restaurant

For all the excitement London has to offer, there will be times when all you want to do is escape the hustle and bustle. Conveniently three of London's greatest green spaces are virtually on your doorstep.

Regent's Park is just 10 minutes' walk away. With 395 acres of greenery, this Royal Park is also home to an acclaimed open air theatre, an array of beautiful gardens and of course, London Zoo. While on the other side of the Regent's Canal lies Primrose Hill.

Then there's Hampstead Heath, a seven minute train journey will transport you to this amazing enclave that truly brings the countryside to the city. From serene woodland paths and open heathland to its three public swimming ponds and the stunning view across London from Parliament Hill, it's a remarkable space.



One of Hampstead Heath's Swimming Ponds



Regent's Park



Regent's Park

LIVE WITHIN
10 MINUTES
OF THREE OF
LONDON'S
GREATEST
GREEN SPACES



View from Primrose Hill



THE WORLD'S VERY BEST BRANDS ON YOUR DOORSTEP

While the stalls of Camden Market showcase the best of London's up and coming stars of fashion and design, The West End's world famous department stores and revered shopping districts such as the luxurious Bond Street are easy to reach. In fact, Oxford Circus is only seven minutes from Camden Town underground station.

Given a fresh lease of life following the 2012 Olympics, Stratford is also only 22 minutes by overground. Home to Westfield Stratford City, a retail heaven with some 330 shops - ranging from Timberland and Mulberry to Boss - not to mention 70 restaurants, a 17-screen cinema and a casino, it has everything you could ask for.

London’s universities are renowned the world over for the quality of the educations they provide. With its superb transport links, Randolph Apartments puts these esteemed seats of learning within easy reach, making it the perfect base from which to study.

Travel Times*	
UCL	3 mins (Euston)
Birbeck, University of London	3 mins (Euston)
SOAS, University of London	3 mins (Euston)
St Martin’s	4 mins (King’s Cross)
University of Westminster	5 mins (Warren Sreet)
LSE	12 mins (Holborn)
King’s College	12mins (Holborn)
Imperial College	19 mins (South Kensington)

PERFECTLY
PLACED FOR
LONDON’S
ACCLAIMED
UNIVERSITIES



*Travel time source: journeyplanner.tfl.gov.uk All travel times from Camden Town Station to underground station listed.

Specification

General

- Conversion of the first floor of Bruges Place from former office use to residential apartments
- Apartments are all either One Bed or Studios, sizes are:
 - 26, 30 and 44sqm in West Block (larger of the two blocks)
 - 26 and 30sqm in East Block
- Entrances to both blocks via existing north stair cores (no lifts provision) (Randolph Street)
- 10 year building warranty

General Construction

- Existing masonry and concrete walls/columns
- Masonry or stud/drywall partition walls where new
- Existing concrete floor
- External walls, floors and ceilings are to be insulated where possible
- All existing apartment windows are to be replaced with new double glazed windows

Apartments General

- Off white matt (very light grey) emulsion painted walls and brilliant white suspended plasterboard ceiling (Bathrooms, Stores, Halls, partly Kitchens)
- Painted concrete ceilings (all other areas)
- Natural oak engineered hardwood flooring throughout except tiling to Bathrooms and Shower Rooms
- White painted room doors
- White painted linings, skirtings and architraves
- Brushed stainless steel door furniture including lever handles, escutcheons and hinges
- Brushed stainless steel switch and socket plates
- Cable and terrestrial TV sockets to Living Room and Bedroom
- Recessed LED low energy downlights in suspended ceilings
- Surface mounted fittings and cabling in areas of concrete ceilings
- Dimmer switches to Living Room and Bedrooms
- Ceiling and wall mounted (ie. Where concrete ceiling) speakers to Living Room and Bedrooms
- Telephone extension sockets to Living Room and Bedroom
- Thermostatically controlled space heating via individual boilers and radiators (No cooling)
- Floor warming to Bathrooms and Shower Rooms
- Water heating via individual boilers
- Smoke/heat detectors in all apartments
- Private patio/terrace for Type D apartments

Entrance Hall

- Finishes as Apartments General above
- Apartment Entrance Door – colour tbc, spy hole viewer and chained door guard
- Audio/video entryphone system connected to communal entrance door

Living Room

- Finishes as Apartments General above
- Four sound surround ceiling/wall speakers connected to input socket at TV location in readiness to enable later installation of surround sound system
- TV socket set to Living Room comprising Sky+ TV, terrestrial TV and FM radio aerial sockets
- Telephone extension socket

Kitchen

- Finishes as Apartments General above
- Corian worktops or similar with matching upstand
- Light coloured matt base unit doors all with concealed handles soft close doors and drawers
- Siemens or similar integrated under counter appliances:
 - Low level combined oven/ microwave oven
 - 4 ring ceramic hob
 - Cooker hood
 - Washer/dryer
 - Dishwasher
 - Fridge/freezer
- Stainless steel bowl and a half sink – Franke, Galileo range or similar with a single lever mixer tap - Grohe or Hansgrohe or similar
- Wall units with pelmet lighting
- Centralised appliance isolator switch panel

Shower Room/Bathroom

- Finishes as Apartments General above
- Floor tiling and wall tiling to be porcelain, wall tiling full height to shower areas only
- White bathroom suite:
 - Dual flush white wall hung toilet - Duravit Starck wall mounted with soft closing lids
 - Integrated basin and vanity unit with single lever mixer tap - Duravit console basins with mirror fronted vanity units
 - Panelled steel Bath - Kaldewei Saniform plus
 - Bath screen - Matki clear glass with chrome hinges

- Chrome plated thermostatic shower mixer with overhead rainshower and handshower - Grohe or Hansgrohe or similar
- Chrome plated single lever basin tap, thermostatic bath filler/shower mixer diverter with both fixed head and hand held shower outlets - Grohe or Hansgrohe or similar
- Light coloured cabinetry with mirrored doors and LED strip feature lighting
- Brushed stainless steel metal shaver/ toothbrush socket
- Brushed stainless steel plated electric heated towel rail - JIS
- Brushed stainless steel toilet roll holder
- Low energy recessed downlights

Bedrooms

- Finishes as Apartments General above
- TV socket as Living Room above
- Telephone extension socket
- Oak timber finished wardrobe (with sliding doors)
- iPod dock and speakers

Balcony* (where included)

- Walls and soffit white painted render
- Hardwood deck - similar in tone to the oak flooring inside, same orientation
- Panels separating balconies - Fire rated oblique U-glass blocks with top and bottom support
- Steel balustrades with glass panels

Communal Spaces

- Rubber flooring - colour tbc
- Matt emulsion painted walls and ceiling - colour tbc
- Existing cast glass rooflights to be repaired and retained
- Studio/video entryphone system connected to communal entrance door
- Low energy wall light fittings
- Individual mail boxes within ground floor entrance hall
- Communal secure cycle storage
- Communal refuse store
- Entrance bench and notice board

Communal Courtyard (CGI) >





Communal Stairwell with Lighting Installation (CGI)



Randolph Apartments Exterior (CGI)



Bathroom - Example of Previous Completed Development

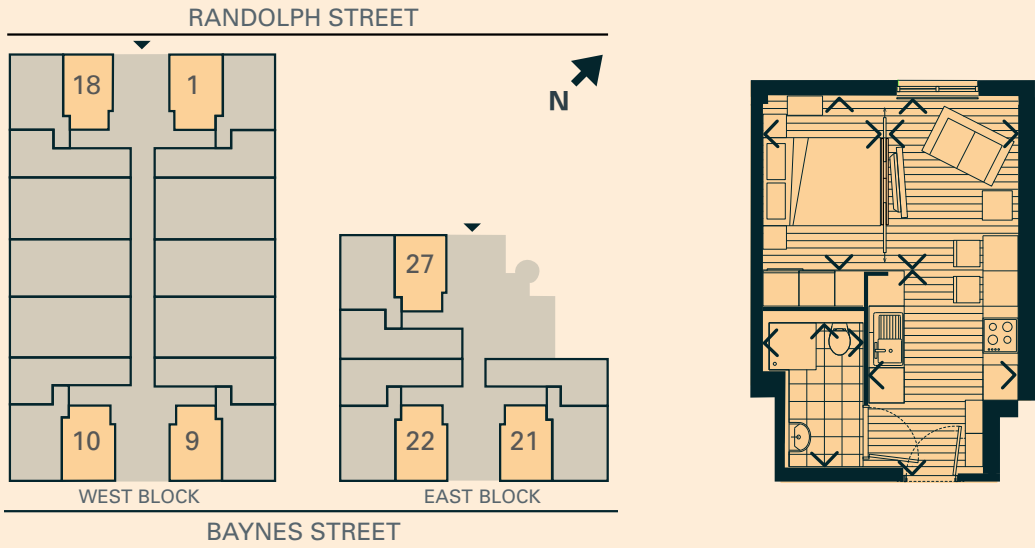


Kitchen - Example of Previous Completed Development

Type A - One Bedroom Manhattan Apartment



Type A - One Bedroom Manhattan Apartment (CGI)
View from Kitchen into Living Area



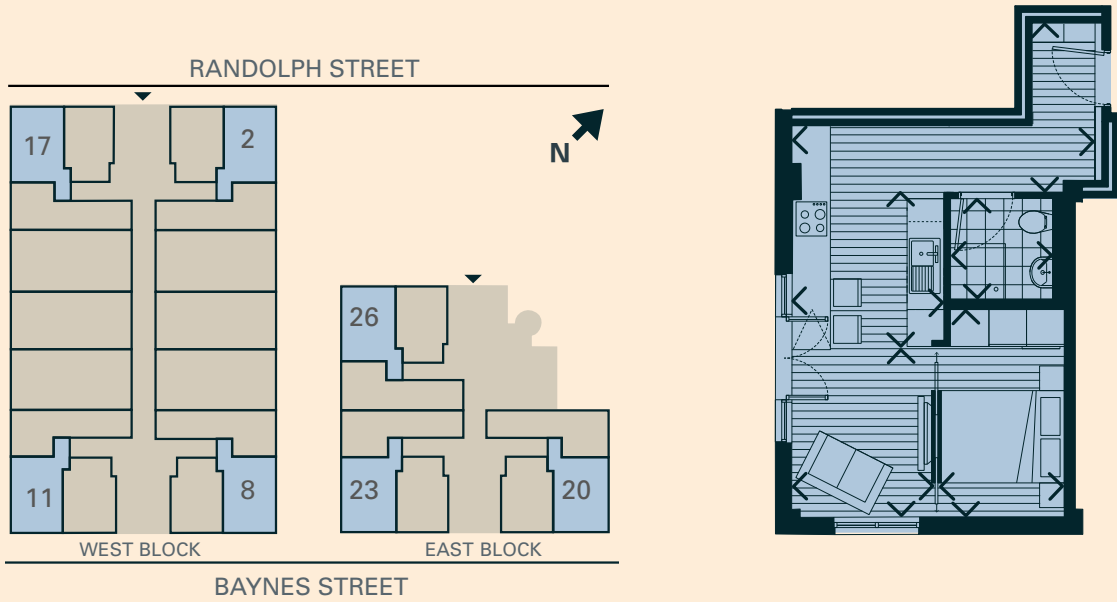
Living/Dining	8.3m ² /89.3ft ²	2.9x2.2m/9.5x7.2ft
Kitchen	6.3m ² /67.8ft ²	3.3x2.5m/10.8x8.2ft
Bedroom	7.0m ² /75.3ft ²	3.5x2.0m/11.5x6.6ft
Bathroom	3.8m ² /40.9ft ²	2.6x1.7m/8.5x5.6ft
GIA	26m²/280ft²	



Type B - One Bedroom Manhattan Apartment



Type B - One Bedroom Manhattan Apartment (CGI)
View from Kitchen into Living Area



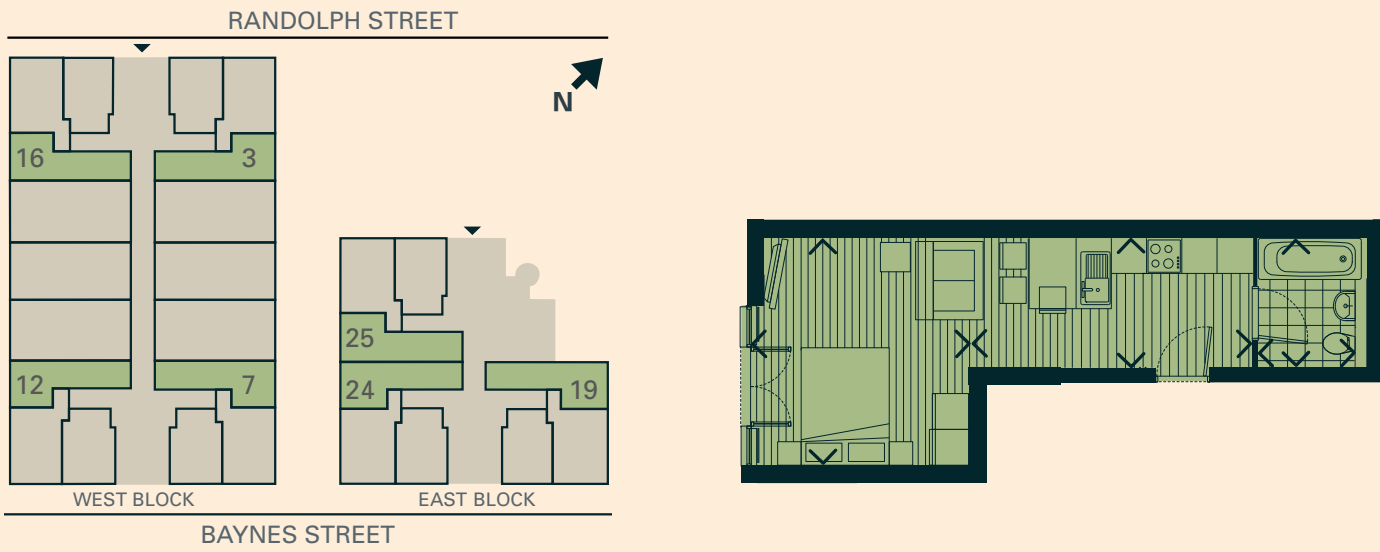
Living/Dining	8.0m²/86.1ft²	2.8x2.3m/9.2x7.5ft
Kitchen	7.2m²/77.5ft²	2.5x2.5m/8.2x8.2ft
Bedroom	6.8m²/73.2ft²	3.4x2.0m/11.2x6.6ft
Bathroom	3.1m²/33.4ft²	1.7x1.9m/5.6x6.2ft
Hall	4.2m²/45.2ft²	2.7x4.9m/8.9x16.1ft
GIA	30m²/323ft²	



Type C - Studio Apartment



Type C - Studio Apartment (CGI)
View from Living Area into Bedroom



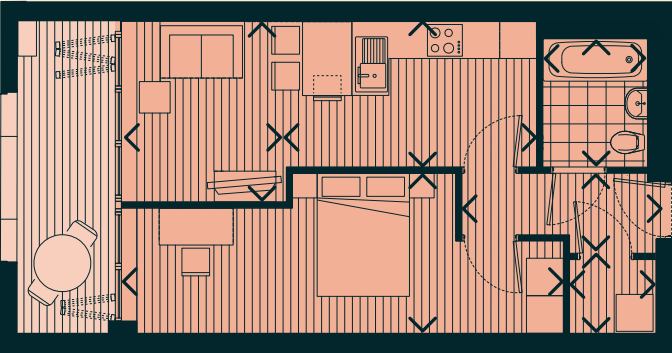
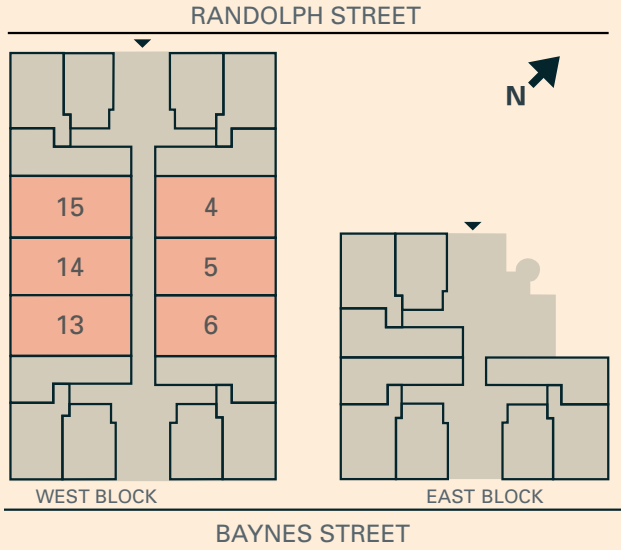
Bedroom/Living	15.1m ² /162.5ft ²	3.6x3.9m/11.8x12.8ft
Kitchen/Dining	10.0m ² /107.6ft ²	4.8x2.3m/15.7x7.5ft
Bathroom	4.2m ² /45.2ft ²	1.9x2.3m/6.2x7.5ft
GIA	30m²/323ft²	



Type D - One Bedroom Apartment



Type D - One Bedroom Apartment (CGI)
View from Living Area onto Balcony*



Living/Dining	10.4m ² /111.9ft ²	2.8x2.9m/9.2x9.5ft
Bedroom	15.1m ² /162.5ft ²	7.2x2.6m/23.6x8.5ft
Kitchen	7.0m ² /75.3ft ²	4.0x2.4m/13.1x7.9ft
Bathroom	3.5m ² /37.7ft ²	1.8x2.1m/5.9x6.9ft
Hall	3.6m ² /38.8ft ²	3.1x1.3m/10.2x4.3ft
Storage	1.6m ² /17.2ft ²	1.4x1.2m/4.6x3.9ft
GIA	43m²/463ft²	
Balcony	7.8m ² /84.0ft ²	

Presented by:



Hurlington is a privately owned company that focuses on bespoke residential property through a combination of development and long term buy and hold investments across the UK.

From the head office in Mayfair, Hurlington continually pushes the standards for delivering high quality investments and developments throughout the UK.

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Our team adopts a flexible approach across various sub-sectors and adds value through a strong occupier driven asset management strategy, worked up in parallel with gains through the planning process. Both capital and income growth are pursued vigorously in equal measure.

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